

APPENDIX D – CRITICAL LOTS

PLANS AND PROCEDURES

1.1.0 CAUTION

Prior to application for a building permit on a lot designated as “critical,” a plan shall be submitted to the Planning Commission staff for approval. The plan shall provide a survey of existing conditions and details of the proposed development on the lot. No clearing or grading may take place prior to approval of the critical lot plan and issuance of a building permit.

1.2.0 DESIGNATION

Lots are designated critical during the preliminary plat review process based on soil conditions, degree of slope or other lot features, and to address concerns relation to the feasibility of construction. It is emphasized that a typical house design may not be suitable for a critical lot. Critical lots usually require a specific design for a lot. Generally, a lot will be designated critical when the lot is created on an up slope greater than 15% or a down or cross slope greater than 20%. A star symbol shall be used to identify critical lots on the face of both the preliminary and final plats.

1.3.0 PLAN REVIEW

One copy of a plan shall be submitted to the Planning Commission staff for review and shall include the name and phone number of the person responsible for the preparation of the plan or the number for a contact person.

Within two weeks of the submittal date, the staff member responsible for the review shall notify the applicant of the approval or disapproval of the plan or the plan changes necessary to gain approval. Approval will be based on the care taken to minimize the lot area subject to grading, the cut/fill required to prepare the lot for construction, and the effectiveness of the plan to preserve the natural features of the lot.

1.4.0 PLAN DETAILS

Plans shall be drawn at a scale of 1"=20'-0". The plan shall show existing conditions including contour lines at 2-foot intervals; the location and elevation of the curb or edge of pavement fronting the lot; lot dimensions, easements, setbacks, etc, which are shown on the recorded plat; existing tree masses and locations of existing trees with a 10" caliper or greater; ground elevation at the base of the trees; notations of significant features such as streams, springs, rock outcrops, and sink holes. These data shall be shown to a point 10 feet outside the lot boundaries.

The plan shall also include the exact proposed building footprint and garage and first floor elevations; the location of other proposed lot improvements; proposed contour lines (including driveways) at 2-foot intervals; top and bottom elevations of retaining walls and materials of wall construction; specified and illustrated methods of stabilization of slopes greater than 33% grade; limits of grading; existing trees to be preserved and methods of preservation; and methods of managing stormwater runoff

1.5.0 GENERAL GUIDES

The following are typical review items, but not all inclusive:

- A. Driveways should be designated at a 10% or less grade.
- B. The grading plan must divert runoff away from the foundation.
- C. Grading near lot boundaries must not undercut trees on adjacent lots.
- D. Grading should be the minimum necessary to allow for the efficient construction of the house.
- E. Excessive foundation heights should be avoided.
- F. Retaining wall detail.
- G. Tree preservation detail.